

\$390,000 - 136 Hawthorn Way, Fort McMurray

MLS® #A2213951

\$390,000

5 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

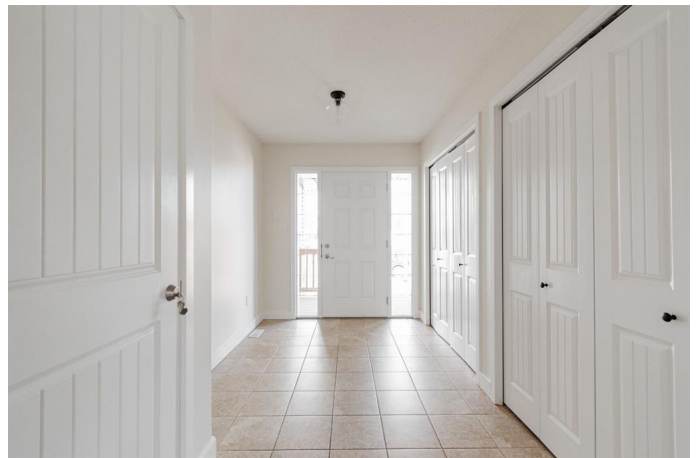
Welcome to 136 Hawthorn Way: Located in Timberlea, just steps from bus routes, trails, and parks, this semi-detached two-storey duplex has been well maintained by the original owner and recently updated with fresh paint and new light fixtures. Offering a blend of functionality and value, the home features a single attached garage, a fully fenced sunny backyard, and a separate entry basement with excellent tenants already in place.

Curb appeal is enhanced by the covered front step and front driveway, and inside youâ€™re welcomed by a spacious tiled entry with a new light fixture and plenty of closet space. The main level features hardwood and tile flooring, vaulted ceilings, and a bright open-concept layout. The living room centres around a cozy gas fireplace, while the kitchen is equipped with stainless steel appliances and a corner pantry. A modern black light fixture adds a stylish touch to the dining area, making the space feel current and inviting.

Upstairs, the layout includes three bedrooms, two bathrooms, and the convenience of upper-level laundry. The primary bedroom offers a walk-in closet, a full ensuite bathroom, and direct access to the back deckâ€”perfect for enjoying morning coffee or evening sunsets. All bedrooms are carpeted and generously sized.

The backyard is fully fenced and west-facing, providing plenty of sunshine and space for summer enjoyment.

The separate entry basement features a wet



bar with a fridge, sink, and an array of small appliances. Whether you plan to use it as a family room with high ceilings or enjoy the potential of a mortgage helper, the lower level offers great versatility. It also includes a private laundry area for added convenience.

Whether you're searching for your first home, a low-maintenance investment, or a property with income potential, this home delivers on all fronts. Schedule your private showing today.

Built in 2008

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2213951 |
| Price | \$390,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,127 |
| Acres | 0.07 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 136 Hawthorn Way |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0N6 |

Amenities

| | |
|----------------|-----------------------------------------------------------------------------------------------|
| Parking Spaces | 2 |
| Parking | Driveway, Front Drive, Garage Door Opener, Heated Garage, Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 4 |
| Zoning | R2 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.